



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Rogerley Close, Lytham

- Detached True Bungalow
- Within Easy Reach of Lytham Centre
- Reception Hall/Dining Room & Open Plan Kitchen
- Spacious Lounge
- Two Bedrooms
- Bedroom Three/Study with Conservatory Leading Off
- Modern Shower Room/WC
- South Facing Rear Garden, Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£349,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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SIDE ENTRANCE

UPVC outer door with an inset double glazed stained glass leaded panel leading to:

RECEPTION DINING HALL

3.56m x 2.92m (11'8 x 9'7)

A spacious dining hallway extension being open plan to the adjoining Kitchen. UPVC obscure double glazed window to the side elevation with two side opening lights and window blinds. Number of inset ceiling spot lights and loft access point. Single panel radiator. Wood strip laminate floor. Double opening UPVC double glazed doors lead to the Lounge and the open plan Kitchen adjoining.



OPEN PLAN KITCHEN

5.59m x 2.84m max (18'4 x 9'4 max)

Modern open plan kitchen with adjoining utility area. UPVC double glazed window to the side elevation with a lower opening light. Range of eye and low level fixture cupboards and drawers incorporating a pull out full length larder style cupboard. One and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in heat resistant work surfaces with concealed downlighting. Built in appliances comprise: Four ring gas hob with a brushed chrome splashback and illuminated extractor canopy above. Stoves electric oven and grill. Space for a microwave oven above. Baumatic slimline integrated dishwasher with matching cupboard front. Plumbing for washing machine. Corniced ceiling and inset ceiling spot lights. Ceramic tiled floor. To the utility area is a continuing tiled floor. Corniced ceiling. Space for a fridge/freezer and tumble dryer. Wireless controlled central heating programmer. Contemporary wall mounted radiator. UPVC outer door with an inset stained glass leaded obscure panel gives direct access to the rear garden and the garage. Adjoining obscure double glazed panel. Note: The freestanding microwave, fridge, freezer and washing machine are available by separate negotiation.



LOUNGE

5.87m x 3.28m (19'3 x 10'9)

Spacious and well appointed principal reception room. UPVC double glazed oriel bay window overlooks the front garden. Deep display sill. Upper leaded lights, two of which are opening lights. Fitted lower window blinds. Corniced ceiling. Double panel radiator. Telephone point. Wall light points. Television aerial point. Focal point of the room is a modern gas coal effect fire with wood display plinth above. White panelled door remains and gives direct access to the adjoining Kitchen if required.



REAR HALLWAY

Ceramic tiled floor. Access to the loft space via a pull down ladder. Modern white panelled doors lead off

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BEDROOM ONE

3.96m x 3.28m (13' x 10'9)

Principal double bedroom. UPVC double glazed window overlooks the rear garden with side opening light and fitted vertical blinds. Corniced ceiling. Double panel radiator. Bank of fitted wardrobes, comprising two doubles and a single wardrobe.



BEDROOM TWO

3.28m x 2.01m (10'9 x 6'7)

Second double bedroom. High level UPVC double glazed opening window with fitted vertical blinds. Double panel radiator. (Note: Original glazed window has been retained with fitted vertical blinds but is blocked off)



SHOWER ROOM/WC

2.51m x 1.65m (8'3 x 5'5)

UPVC obscure double glazed outer window with lower opening light and fitted vertical blinds. Modern three piece white suite comprises: Wet room style shower area with part glazed screen and a plumbed shower. Ceramic tiled walls and floor. Vanity wash hand basin set in a laminate display surround with a fitted cupboard below and illuminated wall mirror above. Wall mounted shaving socket. Adjoining semi concealed low level WC surrounded by matching eye and low level bathroom cupboards and drawers. Ceiling extractor fan. White heated ladder towel rail.



BEDROOM THREE/STUDY

2.67m x 2.64m (8'9 x 8'8)

Originally the third bedroom but could also be used as a home study or second sitting room with Conservatory leading off. UPVC double glazed opening high level window to the side elevation. Matching ceramic tiled floor. Single panel radiator. Television aerial point. Double opening hardwood and glazed panelled doors lead to the Conservatory.



CONSERVATORY

3.76m x 2.84m max (12'4 x 9'4 max)

Good sized brick based conservatory with UPVC double glazed windows enjoying an outlook over the rear landscaped garden. Number of top opening lights and fitted vertical and roman blinds. Pitched glazed roof with an electrically operated opening roof light. Double glazed sliding patio doors give direct rear garden access. Double panel radiator. Wood effect laminate flooring.



OUTSIDE

To the front of the bungalow is an open plan garden which has been attractively block paved for ease of maintenance with inset stone chipped flower and shrub beds. Matching driveway provides off road parking and leads directly to the garage. Matching pathway continues down the side of the bungalow to the main entrance with external wall light. Timber gate gives direct access to the rear garden and a useful bin store area. To the other side of the bungalow is a second timber gate and pathway with external light, garden tap and easy access to the side garage personal door. To the immediate rear is a sunny south facing enclosed garden. The landscaped garden has again been laid for ease of maintenance with stone flagged patio areas, supported by well stocked flower and shrub borders and garden pond. External all weather power point and external lighting.

GARAGE

4.93m x 2.79m max (16'2 x 9'2 max)

Approached through an electric up and over door. Power and light supplies

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connected. Wall mounted Glowworm combi gas central heating boiler. The garage houses the gas and electric meters. Side personal hardwood door leading to the side and rear of the bungalow.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Glowworm combi boiler in the Garage serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This spacious two/three bedroomed extended detached true bungalow is situated in a small close adjoining South Park within easy strolling distance into the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running through South Park leading to both Lytham and St Annes centres. This development known as 'South Park' was constructed in the early 1970's and is also within walking distance of Lytham Hall Park Primary School and Lytham Hall. Viewing recommended. No Onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Consumer Protection from Unfair Trading Regulation

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details prepared March 2025.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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